



LONG CLAWSON

18 EAST END, LEICESTERSHIRE, LE14 4NG

£625 p.m.x.
Part Furnished

A fully refurbished two bedroom mid terrace cottage situated in the popular village of Long Clawson in the Vale of Belvoir. The cottage has been finished to a high standard throughout whilst still retaining some character features. The accommodation briefly comprise a lounge, kitchen, two bedrooms and a bathroom. Outside there is a lawned garden to the rear and there is on-street parking to the front. The property has uPVC double glazing and gas-fired central heating.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Stylish cottage

ACCOMMODATION

LOUNGE (10'10" x 9'11") with wall mounted electric fire, built-in units, under stair storage cupboard, radiator, vinyl flooring and stairs to first floor.

KITCHEN with a range of wall and base units, stainless steel sink and drainer unit as set it solid oak work surfaces, integrated electric oven and hob, stainless steel extractor fan, space for washing machine, pantry with space for fridge freezer, vinyl flooring and door to rear garden.

STAIRS TO FIRST FLOOR LANDING with airing cupboard, leading to:-

DOUBLE BEDROOM (10'7" x 9'9") with built-in cupboards, and a radiator.

SINGLE BEDROOM (9'9" x 7'7") with a radiator.

BATHROOM with white suite comprising wash basin, w.c., and bath with mixer shower over and shower screen, heated towel rail, tiled splashbacks and tiled flooring.

OUTSIDE

Enclosed lawned garden with patio area.
Gated access to the rear and a right of way through the garden.
On-street parking to the front.

PETS CONSIDERED at the discretion of the landlord and upon payment of an increased rent by £25 per calendar month. A professional carpet cleaning and damage rectification clause will also be added to the contract.

Please note that this property is to let **PART FURNISHED** which generally means carpets, curtains and integrated appliances only.

TERMS

RENT: £625 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £720

TERM: A one year shorthold tenancy is offered.

SERVICES: Mains electricity, gas, water and drainage.

VIEW: Strictly by appointment with Shouler & Son.

COUNCIL TAX: Band B.

EPC: This property has an Energy Performance Efficiency Rating Band D.

Ref: 9698-7058-7275-5878-9944

A full copy of the EPC is available upon request or can be downloaded from:

<http://www.epcregister.com/>

REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <https://www.ukala.org.uk/>

LOCATION

To locate the property, leave Melton Mowbray via Nottingham Road. After passing The Sugar Loaf, turn right onto Clawson Lane and then turn right at the junction. Take the second turning on your left onto Waltham Lane and continue to Long Clawson. Upon entering the village, turn left onto East End, and the property will be found approximately 300 yards on your left hand side.



**BRITISH
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2018-2019

GOLD WINNER

LETTING AGENT IN
MELTON MOWBRAY

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